TOWNSHIP of HOPEWELL
MERCER COUNTY

201 WASHINGTON CROSSING – PENNINGTON ROAD
TITUSVILLE, NEW JERSEY 08560-1410

PROJECT / APPLICATION

BLOCK: 93

LOT: 19, 20, 45.01, 46, p/o 60

ADDRESS: 61 NURSERY RD., SCOTCH RD., NURSERY RD., NURSERY RD., 137 NURSERY RD.

PROJECT NAME: MAJOR SUBDIVISION, PRELIMINARY/FINAL AND SITE PLAN, PRELIMINARY/FINAL (VENUE AT HOPEWELL)

GRADING PLAN 10/10/25

PageSetUp: ---- PlotStyleTable: BCG-NJ.ctb
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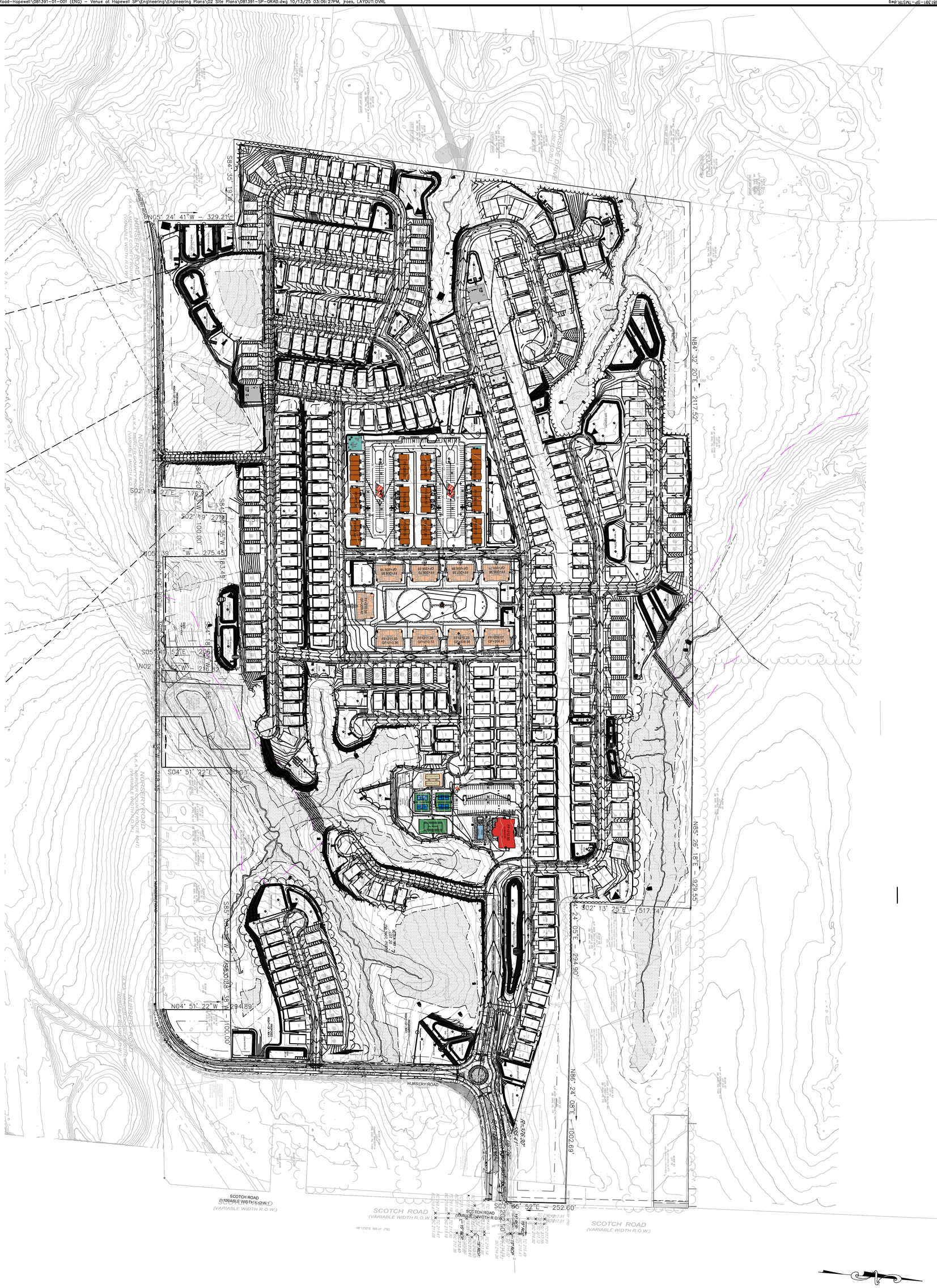
081077.01 Deer Valley-Hopewell-Streets 2-13.dwg



PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR

VENUE AT HOPEWELL

OVERALL GRADING PLAN

BLOCK 93, LOTS 19, 20, 45.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 8 OF

Bowman Consulting Group Ltd
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Freehold, New Jersey 07728
bowman.com
E-mail: NJ@Bowman.com
Phone: 732-665-5500
FAX: 732-665-5501
NJ Certificate of Authorization No. 24GA28222600

SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

Bowman

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5	REVISED PER ENGINEERING COMMENTS	06/13/25	SAD
4	REVISED PER TOWNSHIP COMMENTS	03/31/25	SAD
3	REVISED PER ENGINEERING REVIEW	2/14/25	SAD
2	REVISED PER TOWNSHIP COMMENTS	12/18/24	SAD
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7	REVISED PER ENGINEERING COMMENTS	9/11/25	SAD

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081077.01 Deer Valley-Hopewell-sheets 2-13.dwg

SEE SHEET C

SEE SHEET B

SEE SHEET D

ROAD B

SWM BASIN #4B

SWM BASIN #4A

SWM BASIN #5

SWM BASIN #2

SWM BASIN #1

PROPOSED R.O.W.

NURSERY ROAD

(TO BE DEDICATED AS PUBLIC STREET)
(VARIABLE WIDTH R.O.W.)

50' RIPARIAN BUFFER
PROPOSED
RIGHT-OF-WAY

APPROXIMATE LOCATION
DRAINAGE EASEMENT (REF. #5)

APPROXIMATE LOCATION
DITCH EASEMENT (REF. #5)

50' WIDE RIGHT-OF-WAY
COMPANY
(DB. 1217, PG. 70)

50' WIDE RIGHT-OF-WAY EASEMENT TO SUN PIPE LINE

BLOCK 93
LOT 60
N/F DEER VALLEY REALTY, INC.
DB. 3404, PG. 119

DECLARATION OF TAKING BY THE
COMMISSIONER OF TRANSPORTATION
STATE OF NEW JERSEY
DB. 3938, PG. 16

SCOTCH ROAD
(VARIABLE WIDTH R.O.W.)

N86° 24' 08"E - 1002.69'

S03° 35' 52"E - 252.60'

S86° 39' 42"W - 269.96'

SAWCUT

LOM

BELGIAN BLOCK CURB

GRASS AREA

CONC. CULVERT

EDGE OF PAVEMENT

D.W.P.

CONC. WALK

15" RCP

SCALE: 1"=30'

0 30 60 120 ft.

6	REVISED PER ENGINEERING COMMENTS	08/15/25	SAD	12			
5	REVISED PER ENGINEERING COMMENTS	06/13/25	SAD	11			
4	REVISED PER TOWNSHIP COMMENTS	03/31/25	SAD	10			
3	REVISED PER ENGINEERING REVIEW	2/14/25	SAD	9	REVISED PER ENGINEERING COMMENTS	10/10/25	SAD
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1	REVISED PER PB COMPLETENESS REVIEW	09/10/24	SAD	7	REVISED PER ENGINEERING COMMENTS	9/11/25	SAD
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SHEET No. 8A OF

PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL

GRADING PLAN A

BLOCK 93, LOTS 19, 20, 45.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

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NJ Certificate of Authorization
No. 24GA28222600

SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

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PROJ.: 081391-01-001
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SHEET No. 8B OF

PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL

GRADING PLAN B

BLOCK 93, LOTS 19, 20, 45.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

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7	REVISED PER ENGINEERING COMMENTS	9/11/25	SAD

PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL

GRADING PLAN C

BLOCK 93, LOTS 19, 20, 45.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 8C OF

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SEE SHEET A
SEE SHEET D
SEE SHEET E
SEE SHEET F
SEE SHEET K

ROAD A
ROAD B
ROAD C
ROAD D
ROAD E
ROAD 12

SWM BASIN #4A
SWM BASIN #4B
SWM BASIN #5
SWM BASIN #3

FF=212.50
CLUBHOUSE
(10,179 SF)

POOL
(25'x60')

TENNIS COURT 1 (60'x120')

PICKLEBALL COURT (40'x64')

OPEN SPACE / LAWN

50' RIPARIAN BUFFER (TO BE VERIFIED BY NJDEP)

50' RIPARIAN BUFFER PROPOSED RIGHT-OF-WAY

APPROXIMATE LOCATION DRAINAGE EASEMENT (REF. #5)

APPROXIMATE LOCATION DITCH EASEMENT (REF. #5)

EXISTING TOP OF BANK (TYP.)

WETLANDS LINE

50' RIPARIAN BUFFER

STREAM CORRIDOR / AQUIFER LINE

EWING CREEK

BLOCK 93, LOT 20 (DB 3907, PG 136)

BLOCK 93, LOT 45.01 (DB 3907, PG 136)

BLOCK 93, LOT 46 (DB 3907, PG 136)

BLOCK 93, LOT 60 (DB 3907, PG 136)

TP-1125
TP-1126
TP-1127
TP-1128
TP-1129
TP-1130
TP-1131
TP-1132
TP-1133
TP-1134
TP-1135
TP-1136
TP-1137
TP-1138
TP-1139
TP-1140
TP-1141
TP-1142
TP-1143
TP-1144
TP-1145
TP-1146
TP-1147
TP-1148
TP-1149
TP-1150
TP-1151
TP-1152

SCALE: 1" = 60'

XREFS: 081391-SP-TMSTR.dwg
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081391_XbaseA.dwg
081017-01 Deer Valley-Hopewell-sheets 2-13.dwg

SEE SHEET G

SEE SHEET P

SEE SHEET C

SEE SHEET A

ROAD 12

ROAD G

NURSERY ROAD

(TO BE DEDICATED AS PUBLIC STREET)
(VARIABLE WIDTH R.O.W.)

SAWCUT

PROPOSED R.O.W.

SWM BASIN #6

SWM BASIN #7

SWM BASIN #8

SWM BASIN #9

SWM BASIN #10

SWM BASIN #12

50' WETLANDS BUFFER

50' RIPARIAN BUFFER

WETLANDS BUFFER

WETLANDS LINE

PROPOSED RIGHT-OF-WAY

APPROXIMATE LOCATION SLOPE E.W. (REF. #5)

APPROXIMATE LOCATION DRAINAGE EASEMENT (REF. #5)

APPROXIMATE LOCATION DITCH EASEMENT (REF. #5)

EXISTING TOP OF BANK (TYP.)

EXISTING TOE OF BANK (TYP.)

EWING CREEK

DITCH

BLOCK 93 LOT 20 (DB 3907, PG136)

BLOCK 93 LOT 34

BLOCK 93 LOT 37

BLOCK 93 LOT 30

BLOCK 93 LOT 27

BLOCK 93 LOT 46 (DB 6161, PG 1140)

N/F DEER VALLEY REALTY, INC. (DB 6161, PG 1140)

N/F WEINTRAUB

N/F BURD JAMES

N04° 51' 22"W 294.89'

S85° 08' 38"W 100.00'

S85° 08' 38"W 860.69'

PC: 11+41.90

BP: 10+00.00

SCALE: 1"=30'

0 30 60

PRELIMINARY AND FINAL MAJOR SUBDIVISION &
PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL

GRADING PLAN D

BLOCK 93, LOTS 19, 20, 45.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 8D OF

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SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

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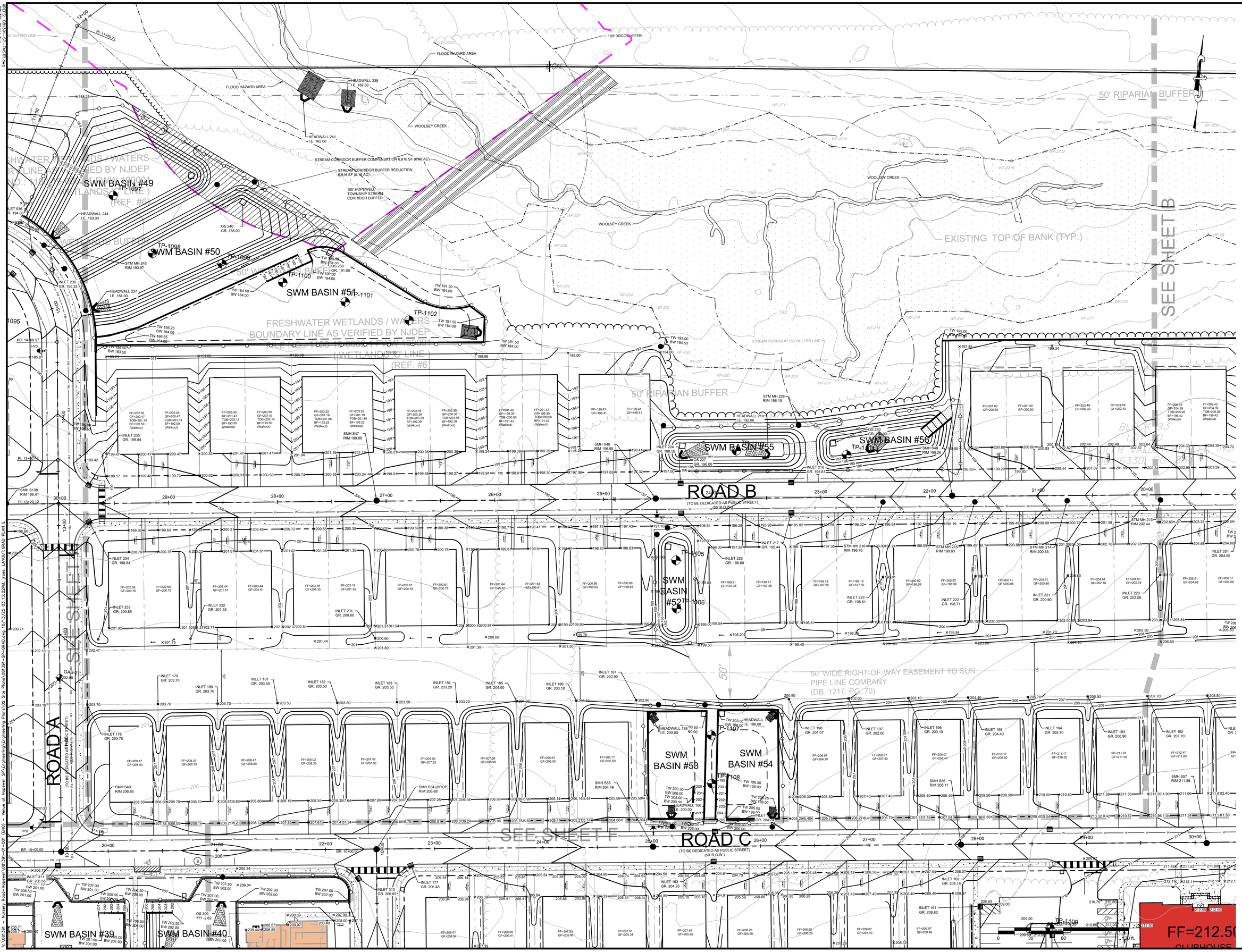

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PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL

GRADING PLAN E

BLOCK 93, LOTS 19, 20, 45.01, 46 & 80
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

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OF

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XREFS: 08139-3P-BASE.dwg, 08139_Parcels.dwg, 08139_Proposed Easements.dwg, 081077-01 Deer Valley--Hopewell--sheets 2--13.dwg

PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL
GRADING PLAN F
BLOCK 93, LOTS 19, 20, 45.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 8F OF

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SEE SHEET C
SEE SHEET E
SEE SHEET G
SEE SHEET I

ROAD 12
ROAD 11
ROAD 10
ROAD C
ROAD D

FF=212.50
CLUBHOUSE
(10,179 SF)

POOL
(25'x60')

OPEN SPACE / LAWN

TENNIS COURT 1 (60'x120')

PICKLEBALL COURT (40'x64')
PICKLEBALL COURT (40'x64')
PICKLEBALL COURT (40'x64')
PICKLEBALL COURT (40'x64')

DOG PARK - LARGE DOGS 7,680 SF (60'x128')

DOG PARK - SMALL DOGS 3,600 SF (60'x60')

BOCCE BALL COURT 1
BOCCE BALL COURT 2

SWM BASIN #11
SWM BASIN #12
SWM BASIN #13
SWM BASIN #14
SWM BASIN #10

FF=209.07
GF=208.40

FF=210.23
GF=209.56

FF=211.39
GF=210.72

FF=211.03
GF=210.36

XREFS: 081391-SP-TMSTR.dwg
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081077.01 Deer Valley-Hopewell-sheets 2-13.dwg

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PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR

VENUE AT HOPEWELL

GRADING PLAN G

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

BLOCK 93, LOTS 19, 20, 45.01, 46 & 60

SHEET No. 8G OF

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9	REVISED PER ENGINEERING COMMENTS	10/10/25	SAD
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SEE SHEET D

SEE SHEET F

SEE SHEET 10

SCALE: 1"=30'

0 30 60 120 ft.

FRESHWATER WETLANDS / WATERS BOUNDARY LINE AS VERIFIED BY NJDEP FILE NO: 1106-19-0002.1 FWW 190001 ( ) WETLANDS 'G' LINE (REF. #6)

50' WETLANDS BUFFER

50' RIPARIAN BUFFER, TYP. (TO BE VERIFIED BY NJDEP)

STREAM CORRIDOR 150' BUFFER LINE

50' WETLANDS BUFFER

50' RIPARIAN BUFFER

STREAM CORRIDOR BUFFER REDUCTION 6,958 SF (0.2 AC)

STREAM CORRIDOR BUFFER COMPENSATION 8,700 SF (0.2 AC)

150' HOPEWELL TOWNSHIP STREAM CORRIDOR BUFFER

FLOOD HAZARD AREA

EWING CREEK

ROAD F (TO BE DEDICATED AS PUBLIC STREET)

ROAD E (TO BE DEDICATED AS PUBLIC STREET)

ROAD 10 (TO BE DEDICATED AS PUBLIC STREET)

SWM BASIN #1 (REF. #1)

SWM BASIN #16 · #16A · #16B

SWM BASIN #15

SWM BASIN #14

SWM BASIN #13

SWM BASIN #12

SWM BASIN #17

TP-1072 TP-1073 TP-1074 TP-1075 TP-1076 TP-1077 TP-1078 TP-1079 TP-1080 TP-1081 TP-1114 TP-1115

50' WIDE ACCESS EASEMENT IN FAVOR OF LOT 45.01, BLOCK 3 DB. 1519, PG. 229

25 WIDE ACCESS AND UTILITY EASEMENT ON LOT 37.01 BENEFITS LOT 45.01 DB. 5056, PG. 600

CONSERVATION EASEMENT ON LOT 45.01, BLOCK 93 DB. 6135, PG. 281

BLOCK 93 LOT 37.01 N/F LOMNICKI JESSICA Z & ZBIGNIEW DB. 5083, PG. 25

BLOCK 93 LOT 34 N/F LYNCH TIMOTHY M. DB. 6135, PG. 5

BLOCK 93 LOT 35 N/F STEVENSON THOMAS P. DB. 8765, PG. 43

BLOCK 93 LOT 36 N/F GALLAGHER JOHN F III & SEITZ ERICA DB. 5925, PG. 278

BLOCK 93 LOT 42 DB. 4940, PG. 246

RIGHT-OF-WAY DEDICATION

S04° 51' 22"E – 300.00'

S84° 18' 05"W – 206.15'

S 52°E – 216.82'

XREFS: 081391-SP-TMSTR.dwg
081391_Xbase.dwg
081391_PBASE.dwg
081077.01 Deer Valley–Hopewell–sheets 2–13.dwg

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PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR

VENUE AT HOPEWELL

GRADING PLAN H

BLOCK 93, LOTS 19, 20, 45.01, 46 & 60

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 8H OF

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SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

Bowman

P801: 081391-01-001
DATE: 06/25/2024
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081077.01 Deer Valley-Hopewell- sheets 2-13.dwg
081391-SHEET INDEX.dwg

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XREFs: 081391-SP-INSTR.dwg
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081077-01 Deer Valley-Hopewell-sheets 2-13.dwg

ROAD C
ROAD 9
SEE SHEET H
SEE SHEET F
SWM BASIN #34
SWM BASIN #35
SWM BASIN #36B
SWM BASIN #36A
SWM BASIN #37B
SWM BASIN #37A
SWM BASIN #38
SWM BASIN #39
SWM BASIN #40
SWM BASIN #41
50' WETLANDS TRANSITION AREA
100' STREAM BUFFER
LINE AS VERIFIED BY NJDEP LOI 1106-19-0001.1 (WETLANDS LOI EXPIRES 6/3/2029) (REF. #6)
(TO BE DEDICATED AS PUBLIC STREET) 50' R.O.W.
(TO BE DEDICATED AS PUBLIC STREET) 60' R.O.W.
(TO BE DEDICATED AS PUBLIC STREET) 70' R.O.W.
(TO BE DEDICATED AS PUBLIC STREET) 80' R.O.W.
(TO BE DEDICATED AS PUBLIC STREET) 90' R.O.W.
PROPOSED ROAD C (PUBLIC STREET) (TO BE DEDICATED AS PUBLIC STREET) 50' R.O.W.
PROPOSED ROAD 9 (PUBLIC STREET) (TO BE DEDICATED AS PUBLIC STREET) 50' R.O.W.
PROPOSED ROAD 6 (PUBLIC STREET) (TO BE DEDICATED AS PUBLIC STREET) 50' R.O.W.
BLOCK 93 LOT 19
DB. 6302 PG. 2787
DB 6217, PG 70
DB 6217, PG 70
DB 6217, PG 70

PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR

VENUE AT HOPEWELL

GRADING PLAN J

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

BLOCK 93, LOTS 19, 20, 45.01, 46 & 60

SHEET No. 8J OF

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081391_Xbase.dwg
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081077.01 Deer Valley-Hopewell-sheets 2-13.dwg

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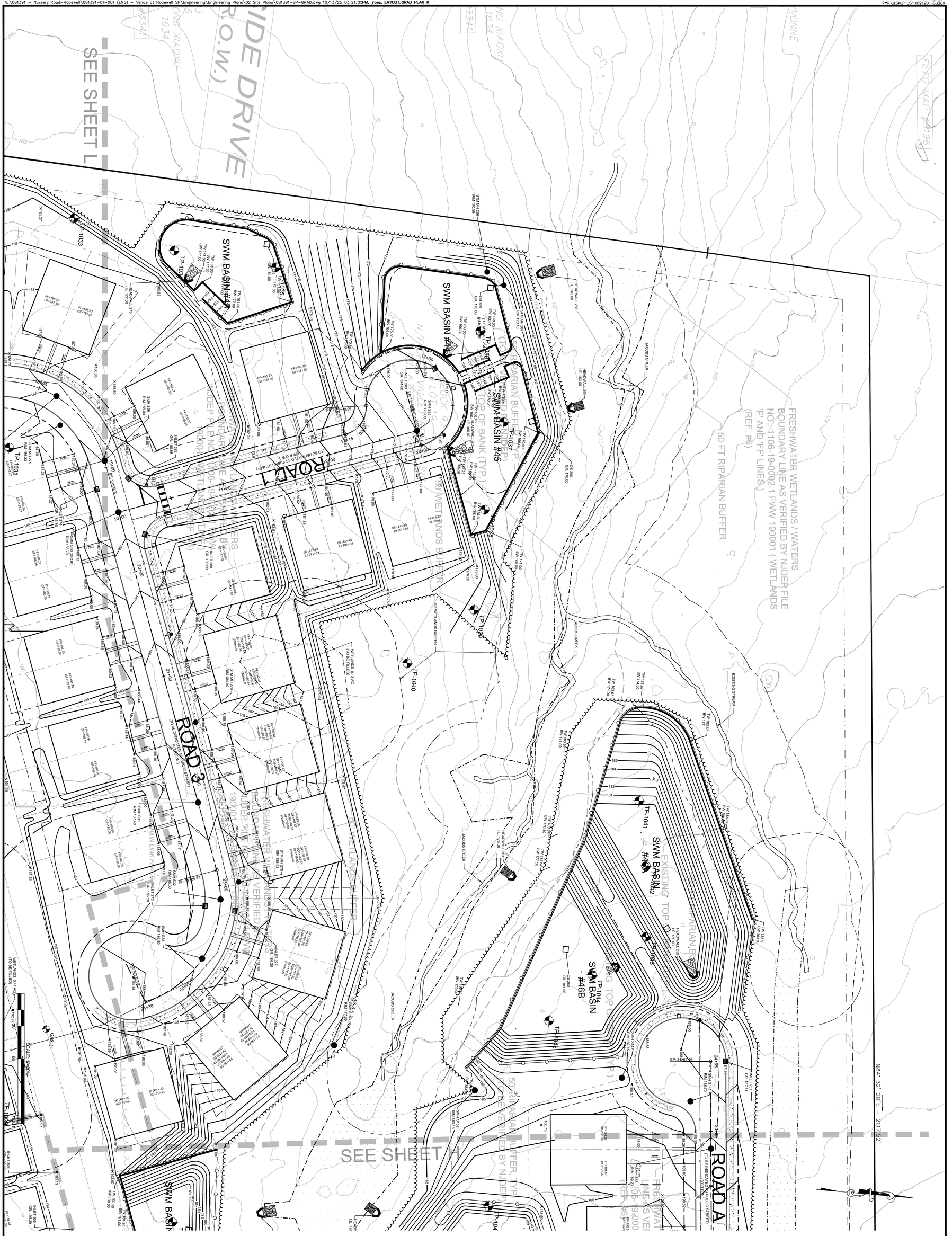
081077.01 Deer Valley-Hopewell-sheets 2-13.dwg



SHEET No. 8K OF	PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR VENUE AT HOPEWELL GRADING PLAN K BLOCK 93, LOTS 19, 20, 45.01, 46 & 60 TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY	Bowman Consulting Group Ltd 3 Paragon Way, Suite 170 Freehold, New Jersey 07728 bowman.com E-mail: NJ@Bowman.com Phone: 732-665-5500 FAX: 732-665-5501 NJ Certificate of Authorization No. 24GA28222600 SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

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PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR

VENUE AT HOPEWELL

GRADING PLAN L

BLOCK 83, LOTS 19, 20, 45.01, 46 & 60

TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No. 18 OF

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SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100
This document is digitally signed and sealed in accordance with N.J.A.C. 13:40-2.3(e)
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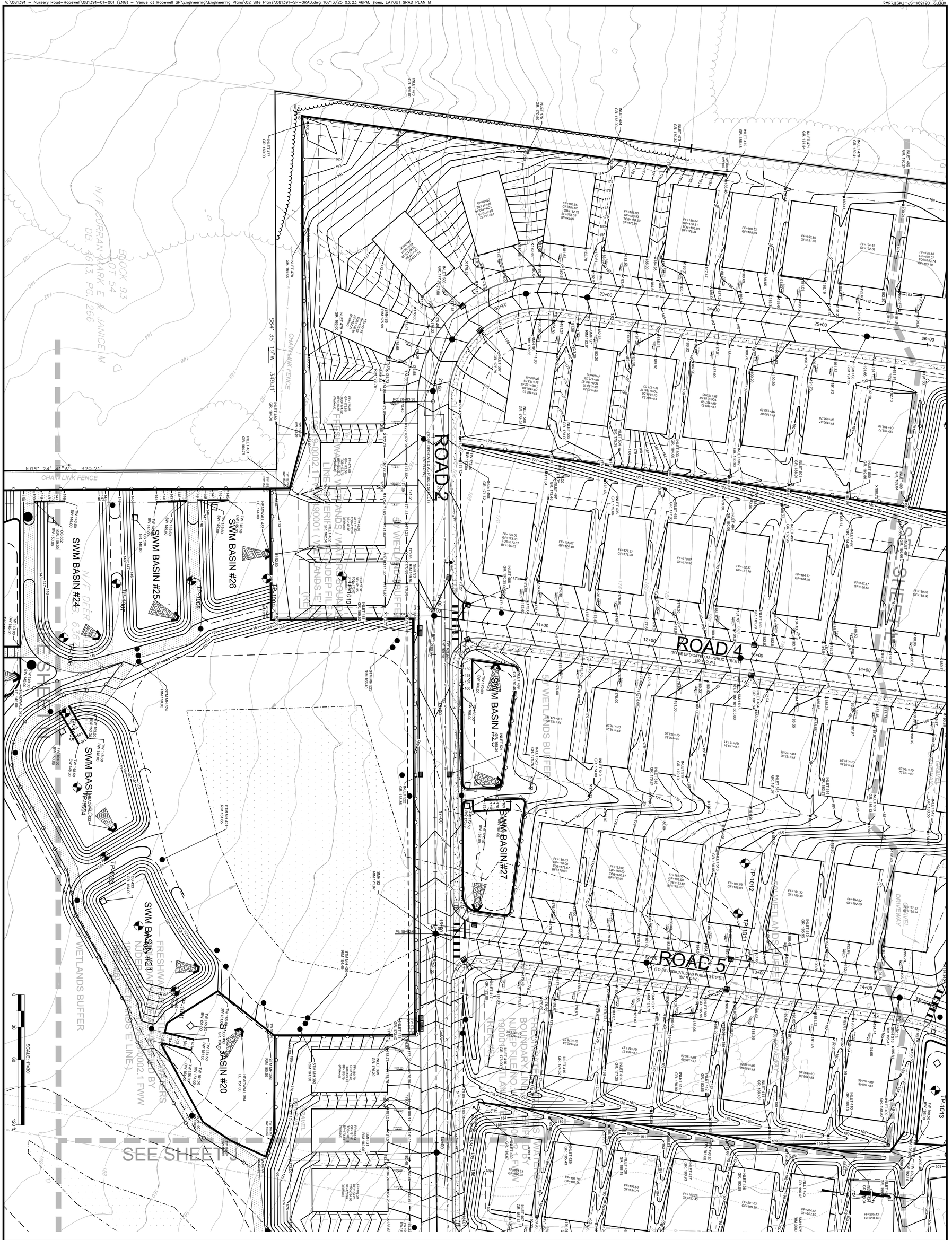

SHEET No. 8M OF	PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR VENUE AT HOPEWELL GRADING PLAN M BLOCK 93, LOTS 19, 20, 45.01, 46 & 60 TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY	Bowman Consulting Group Ltd 3 Paragon Way, Suite 170 Freehold, New Jersey 07728 bowman.com E-mail: NJ@Bowman.com Phone: 732-665-5500 FAX: 732-665-5501 NJ Certificate of Authorization No. 24GA28222600 SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100	Bowman PROJ.: 081391-01-001 DATE: 06/25/2024 CHKD: SAD THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE ONLY BY THE PARTY FOR WHOM THE WORK WAS CONTRACTED OR TO WHOM IT WAS DELIVERED AND SHALL NOT BE COPIED, REUSED, DISCLOSED, DISTRIBUTED OR RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF BOWMAN CONSULTING GROUP, LTD. © 2025 BOWMAN CONSULTING GROUP, LTD. ALL RIGHTS RESERVED

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SWM BASIN #24

SWM BASIN #23

SEE SHEET J

SEE SHEET G

SEE SHEET D

NURSERY ROAD
(TO BE DEDICATED AS PUBLIC STREET)
(VARIABLE WIDTH R.O.W.)

NURSERY ROAD
(A.K.A. MERCER COUNTY ROUTE #647)
(VARIABLE WIDTH R.O.W.)

PROPOSED RIGHT-OF-WAY

LIMIT OF GRADING

PROPOSED R.O.W.

EDGE OF PAVEMENT

SAWCUT

DITCH

CONC. HEADWALL

CONC. PAD

ASPHALT DRIVEWAY

STONE DRIVEWAY

BLOCK 93 LOT 33 D.B. 6133, PG. 1004

BLOCK 93 LOT 48 DB. 3716, PG. 70

BLOCK 93 LOT 47 DB. 5856, PG. 78

FRESHWATER WETLANDS / WATERS BOUNDARY LINE AS VERIFIED BY NJDEP FILE NO.: 1106-19-0002.1 FWW 190001 (WETLANDS 'G' LINE) (REF. #6)

50' WETLANDS BUFFER

WETLANDS 0.13 AC (TO REMAIN)

FLOOD HAZARD AREA

EWING CREEK

METAL GUIDE RAIL

RIP-RAP AREA

APPROXIMATE LOCATION SLOPE E.W. (REF. #5)

SECONDARY ACCESS

LIMIT OF MILLING

S84° 04' 20"W - 1150.19'

S02° 19' 27"E - 176.82'

N05° 40' 27"W - 276.45'

S15° 41' 52"E - 206.15'

S84° 04' 20"W - 390.34'

NO.	REVISION	DATE	CHKD
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9	REVISED PER ENGINEERING COMMENTS	9/30/25	SAD
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SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE04447100

PRELIMINARY AND FINAL MAJOR SUBDIVISION & PRELIMINARY AND FINAL SITE PLAN FOR
VENUE AT HOPEWELL

GRADING PLAN N, O & P

BLOCK 93, LOTS 19, 20, 45.01, 46 & 60
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY

SHEET No.
8N
OF

SCALE: 1"=30'
0 30 60 120 ft.

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